

State of Alabama

Shelby

County

BOOK

191 PAGE 506

Know All Men By These Presents,

That in consideration of Four Thousand and no / 100 - - - - - DOLLARS

to the undersigned grantors J.J. Nix and wife Eliza B. Nix

in hand paid by John Nix and wife Sallie Lucile Nix

the receipt whereof is acknowledged we the said J.J. Nix and wife Eliza B. Nix

do grant, bargain, sell and convey unto the said John Nix and wife Sallie Lucile Nix

as joint tenants, with right of survivorship, the following described real estate, situated in

SHELBY

County, Alabama, to-wit:

That certain parcel of land described as commencing at the Northeast corner of the Southwest Quarter of Section 23, Township 21, Range 3 West, and run thence South along the East line of said Quarter Section for a distance of 550 feet; run thence West a distance of 790 feet, more or less, to the East right of way line of the Montevallo and Ashville paved Highway for a point of beginning of the property herein described and conveyed; Run thence in a Northerly direction along the East right of way line of said paved Highway, a distance of 235 feet; run thence East 300 feet; run thence South and parallel with the East boundary line of said Quarter Section, a distance of 230 feet, more or less, to a point East of the point of beginning; run thence West to the point of beginning, and all being in the Southwest Quarter of the Section 23, Township 21, Range 3 West.

Subject to the 1958 taxes.

TO HAVE AND TO HOLD Unto the said John Nix and wife Sallie Lucile Nix

as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein), in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one grantee does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And we do, for ourselves and for our heirs, executors and administrators, covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; except as above stated.

that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said grantees, their heirs, and assigns forever against the lawful claims of all persons.

In Witness Whereof, we have hereunto set our hands and seals,

this 10 day of February, 1958

WITNESSES:

*Mrs. Janice C. Hume*  
*W. H. Caldwell*

*J. J. Nix* (Seal.)  
 J. J. Nix  
*Eliza B. Nix* (Seal.)  
 Eliza B. Nix  
 (Seal.)

State of Alabama

Jefferson COUNTY

I, *Pauline S. Caldwell*, a Notary Public in and for said County, in said State, hereby certify that J.J. Nix and wife Eliza B. Nix whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of February,

*Pauline S. Caldwell*  
 Notary Public

STATE OF ALABAMA, SHELBY COUNTY

I, L.C. Walker, Judge of Probate, hereby certify that the within deed was filed for record the 20 day of Feb 1958, at 4 o'clock P. M. and recorded in record 191 Page 506, and the Mortgage Tax of Deed Tax of 4.00 has been paid.

*L.C. Walker*  
 Judge of Probate